



# City of San Antonio

## Agenda Memorandum

**File Number:**17-1180

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**Agenda Item Number:** 2.

**Agenda Date:** 1/25/2017

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Kinder West, Unit 1 (Enclave) 160112

**SUMMARY:**

Request by Lloyd A. Denton, Jr., LFV Properties, Ltd., SA Kinder Ranch No. 2, Ltd. and SA Kinder West, Units 1 & 2, Inc., for approval to subdivide a tract of land to establish Kinder West, Unit 1 (Enclave) Subdivision, generally located west of the intersection of Kinder Parkway and Kinder Bluff. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: January 2, 2017  
Owner: Lloyd A. Denton, LFV Properties, Ltd., SA Kinder Ranch No. 2, Ltd. and SA Kinder West Units 1 & 2, Inc.  
Engineer/Surveyor: Pape Dawson Engineers  
Staff Coordinator: Jose Garcia, Planner, (210) 207-8268

**ANALYSIS:**

**Zoning:**

The proposed plat is located outside the city limits of San Antonio, therefore zoning is not applicable.

**Master Development Plans:**

MDP 824-C, Kinder Ranch, accepted on July 12, 2013

**Military Awareness Zone:**

The subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Camp Bullis Military Installation were notified, and the Garrison Commander provided the following response:

- The applicant must coordinate with 502 CS Spectrum Manager prior to use of any Spectrum dependent systems (i.e., two-way radio communications, or any type of wireless technologies during construction. Coordination is requested by facility user prior to installation/use of any

Spectrum dependent manufacturing equipment.

However, it is noted that the applicant will need to comply with the dark sky lighting measures of Bexar County as of Court Order on July 22, 2008.

**Access:**

Plat 160100, Kinder Parkway, Unit-5, provides access to the proposed project subject to this request. Thus, this plat must be recorded prior to the proposed plat. The proposed Plat 160112 may not be recorded until Plat 160100 is recorded with Bexar County.

**ALTERNATIVE ACTIONS:**

Per State Law, Section, 212.009 and Unified Development Code, Section 35-432(e) the Planning Commission must approve Plats that conform to the Code.

**RECOMMENDATION:**

Approval of a Subdivision Plat that consists of 32.31 acre tract of land, which proposes sixty-six (66) single-family residential lots and two (2) non-single-family residential lots, and approximately three thousand five hundred fifty-seven (3,557) linear feet of private streets.